

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

December 17, 2015

The Lexington County Planning Commission held its regular meeting on Thursday, December 17, 2015, at 9:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Keith Myhand
Michael Shealy
Robert Spires
Pat Dunbar
Lee Matthews
Rock Lucas

Staff Present:

Holland Leger
Sharon Willis
Janet Turner
Walt McPherson
Charles Garren
Robbie Derrick
Ralph Ford
Alison Sengupta
Rebecca Conway
Kimberly Brown

Members Absent:

Andy White
Megan Hutto

Others Present:

Art White
Sandra Osteen
Eric Hartley
Lisa McMullin
Chris Williams

The meeting for December 17, 2015 was called to order at 9:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Minutes: Chairman Lucas stated that the first item on the agenda was the minutes from the October 15, 2015, meeting at Tab O. Pat Dunbar made the motion to approve the minutes and Michael Shealy seconded the motion. There was no further discussion and the vote for approval of the October 15, 2015, minutes was as follows:

In Favor: Spires
Matthews
Dunbar
Lucas
Shealy
Myhand

Opposed: none

Not Present: White
Hutto

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs P, Q, R and S. Holland Leger presented this to the commission. Mr. Leger stated that for the month of August 146 site built home permits were issued and 21 manufactured home permits were issued for a total of 167 permits. In September 118 site built home permits were issued and 29 manufactured home permits were issued for a total of 147 permits. In October 78 site built home permits were issued and 26 manufactured home permits were issued for a total of 104 permits. In November 98 site built permits were issued and 31 manufactured home permits were issued for a total of 129 permits. In addition to the site built permits and manufactured home permits issued, more than 1400 inspections were completed in October and November, while more than 300 building permits were issued for October and November. Within the Pipeline residential lots there were no new lots for September. In the month of October there

were 9 lots within Baneberry Phase 2-A subdivision and 35 lots within Brighton Hills for a total of 44 new lots.

Private Road Subdivision: Chairman Lucas stated that the next item on the agenda was the private road subdivision proposal of the Estate of Alice McCartha with (Eric Hartley / applicant) at Tab P. Janet Turner presented this item to the commission along with photos, aerials and maps. Mrs. Turner stated that the applicants Eric Hartley and Lisa McMullen were present along with real estate agents Sandra Osteen and Chris Williams. They are available for any questions.

Eric Hartley and Lisa McMullen each own a 7.75 acre parcel off of Juniper Springs Road in the Gilbert area and would like to divide each into 2 parcels to make them more marketable to sell. They inherited them from the remainder of the Estate of Alice McCartha which consisted of 3 parcels accessed by a 30' wide private road approved in 1987 with a Road Maintenance Agreement. In 2006 the remaining Estate property was divided into 4 parcels, some for consolidation only and some had existing road frontage on Juniper Springs Road. The family agrees to amend the Road Maintenance Agreement to allow Eric and Lisa to subdivide their 7.75 acre parcels into 2 lots each for a total of 7 lots using the existing 30' wide easement. They would extend the private road along a 50' wide easement to the 4 new lots (A,B,C,D on Exhibit A) and provide a turn-around at the end. The 2 furthest lots would use easements to access the end of the private road. Typically the easements accessing a 2 acre or larger parcel would require 50' wide easements according to the access policy to provide for possible future development, but 50' easements are not allowed side by side. So they are requesting that the two 50' easements be allowed side by side OR allow 20' or 30' foot-wide easements side by side OR they may decide to deed a 50' wide driveway strip of land to one of the lots and let the other lot have an easement over it.

After discussion by members of the Commission, Pat Dunbar made the motion to approve the private road subdivision proposal subject to widening the existing 30 foot-wide easement to a 50 foot-wide easement from the location of the new 50 foot-wide easement, westward out to Juniper Springs Road and extending the new 50 foot-wide easement per County standards eastward to Lots 7B and 38D with the hammerhead turnaround at the end. Chairman Lucas then called for a second to the motion, at which time Lee Matthews seconded the motion, followed by more discussion.

Based on this discussion, Mr. Dunbar then agreed to withdraw his motion and offer an alternative. Pat Dunbar then amended his motion as follows: the amended motion is to require a change to the existing 30 foot-wide easement to a 50 foot-wide easement westward out to Juniper Springs Road and terminating at the location of the hammerhead turnaround per County Standards. The applicant would then create a 50 foot-wide flag lot providing a driveway from the location of the hammerhead turnaround to one of the lots, either 7B or 38D and allow an easement over that driveway to be utilized by the other remaining lot. Keith Myhand seconded the motion. The vote for approval of the private road subdivision proposal was as follows:

In Favor: Spires
Matthews
Dunbar
Lucas
Shealy
Myhand

Opposed: none

Not Present: White
Hutto

Private Road Subdivision: Chairman Lucas stated that the next item on the agenda was the private road subdivision proposal of Janna Court (James W Hendrix Trust / applicant) at Tab U. Janet Turner presented this to the commission along with photos, aerals and maps. Mrs. Turner stated that Mr. Art White was present representing the James Hendrix Trust to divide this lot on Janna Court.

Arthur E. White, Jr., Esquire, representing the James W. Hendrix Charitable Remainder Unitrust, is requesting to subdivide a 1.14 acre lot on Janna Court, off Laurel Road, near the Town of Lexington. The original private road subdivision consisted of 7 lots and was approved by the Planning Commission in 1983. Currently, there are 10 lots using Janna Court, and the subdivision of this 1.14 acre lot will create the 11th lot. James W. Hendrix signed a contract with Clayvene Horton to purchase half of this lot. Ms. Horton has finished paying for the lot and the Hendrix trust needs to deed the property to Ms. Horton, which requires a plat of the lot be approved for recording with the deed.

Pat Dunbar made the motion to approve the private road subdivision proposal, as he identified that it was a hardship on the applicant in the current condition and Michael Shealy seconded the motion. There was no further discussion and the vote for approval of the proposal was as follows:

<u>In Favor:</u>	Spires	<u>Opposed:</u>	none	<u>Not Present:</u>	White
	Matthews				Hutto
	Dunbar				
	Lucas				
	Shealy				
	Myhand				

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab W. Janet Turner indicated that this was for information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was road classifications for October 2015 at Tab X. Robert Spires made the motion to approve the road classifications as recommended. Keith Myhand seconded the motion. There was no further discussion and the vote for approval of the road classifications was as follows:

<u>In Favor:</u>	Spires	<u>Opposed:</u>	none	<u>Not Present:</u>	White
	Matthews				Hutto
	Dunbar				
	Lucas				
	Shealy				
	Myhand				

Adjournment: With no further business the meeting was adjourned at 9:40 a.m.

Respectfully submitted,

Approved,

(signature on file)

Holland Leger
Secretary

(signature on file)

Rock Lucas
Chairman